114.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,200 / 611,200
					USE VALUE:	611,200 / 611,200
					ASSESSED:	611,200 / 611,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILL ANDREW M
Owner 2:	MILL-HANIFAH DONNA
Owner 3:	
Street 1:	215 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BULLOCK MARTHA D -
Owner 2:	-
Street 1:	215 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,919 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1131 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4919.000	213,900		397,300	611,200
Total Card	0.113	213,900		397,300	611,200
Total Parcel	0.113	213,900		397,300	611,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.41 | /Parcel: 540.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72904

GIS Ref

GIS Ref

Insp Date 08/23/18

!8845!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,900	0	4,919.	397,300	611,200	611,200	Year End Roll	12/18/2019
2019	101	FV	191,600	0	4,919.	403,000	594,600	594,600	Year End Roll	1/3/2019
2018	101	FV	191,600	0	4,919.	300,800	492,400	492,400	Year End Roll	12/20/2017
2017	101	FV	191,600	0	4,919.	272,400	464,000	464,000	Year End Roll	1/3/2017
2016	101	FV	191,600	0	4,919.	261,100	452,700	452,700	Year End	1/4/2016
2015	101	FV	180,800	0	4,919.	221,400	402,200	402,200	Year End Roll	12/11/2014
2014	101	FV	180,800	0	4,919.	210,000	390,800	390,800	Year End Roll	12/16/2013
2013	101	FV	180,800	0	4,919.	199,800	380,600	380,600		12/13/2012

PRINT

Date	Time
12/10/20	23:23:09

LAST REV

Date	Time
09/24/18	10:08:24

apro

PAT ACCT. 8845

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULLOCK MARTHA	47581-71		8/6/2006		403,500	No	No		
	21325-231		7/1/1991		151,500	No	No		Y

USER DEFINED

Prior Id # 1:	72904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	163	PATRIOT
12/14/2006	MLS	HC	Helen Chinal
4/18/2000	Inspected	264	PATRIOT
2/4/2000	Measured	197	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4919		Sq. Ft.	Site		0	70.	1.15	5									397,298						397,300	

Total AC/HA: 0.11292 | Total SF/SM: 4919 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,298 | Spl Credit | Total: 397,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310020
Depreciation:	96106
Depreciated Total:	213914

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

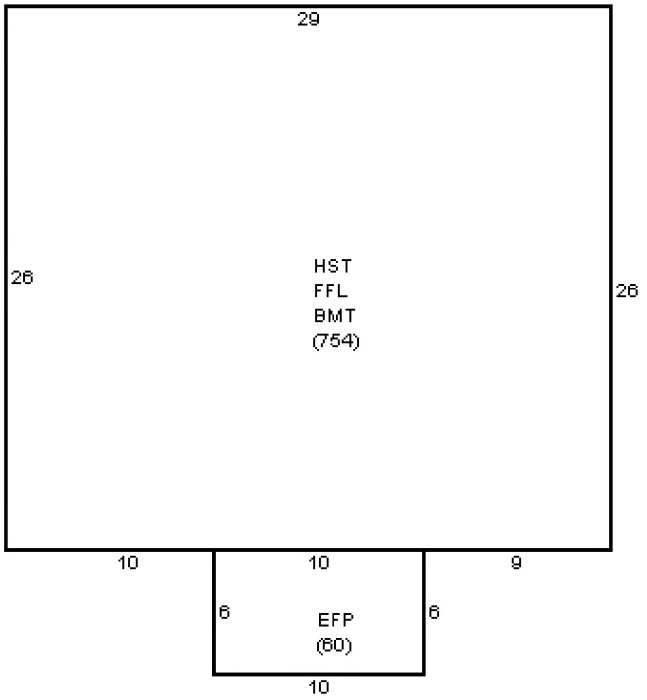
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	109.97
Final Total:	213900	Val/Su SzAd	189.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	754	52.640	39,694
FFL	First Floor	754	175.480	132,314
HST	Half Story	377	175.480	66,157
EFP	Enclos Porch	60	72.590	4,356
	Net Sketched Area:	1,945	Total:	242,521
Size Ad	1131	Gross Are	2322	FinArea 1131

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	